

Application ref: 2021/0548/L
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Date: 24 June 2021

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Boyer Planning
2nd Floor,
24 Southwark Bridge Road
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SE1 9HF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
96 Fortress Road
London
NW5 2HJ

Proposal:

Internal partition wall and door removal, installation of 2no casement glazed doors, 2no canopies with balconies and removal of external stairs to the front elevation, new metal casement doors to the ground floor rear elevation and new replacement windows to the ground and first floor rear/side elevation.

Drawing Nos: Site location plan, LBC-001, LBC-002, LBC-003, LBC-004, LBC-005, LBC-006, LBC-007, LBC-008, LBC-009, LBC-010, LBC-011, LBC-012, LBC-013, LBC-014, 2001_P_50_01, Planning & Heritage statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, LBC-001, LBC-002, LBC-003, LBC-004, LBC-005, LBC-006, LBC-007, LBC-008, LBC-009, LBC-010, LBC-011, LBC-012, LBC-013, LBC-014, 2001_P_50_01, Planning & Heritage statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for listed building consent:

Listed building consent is sought for the removal of an internal partition wall and door; Installation of two casement glazed doors and two canopies with balconies following the removal of external stairs to the front elevation. New metal casement doors would be fitted to the ground floor rear elevation and new replacement windows to the ground and first floor rear/side elevation.

The property is Grade II listed and this application is accompanied with a planning application and Certificate of Lawfulness for amalgamation of 2 flats into 1 residential unit at this property.

The changes would preserve the character and plan form of the host building and would not involve the loss of historic fabric. The Conservation Officer states that most of the interior is dated from the 20th century. The historic narrow corner cupboard, the chimney breast and fire place, panel doors would be retained. The installation of canopies is supported as historic photographs demonstrate that these features were present on the front elevation of building prior the listing date. The other external works including new doors and windows are acceptable subject to final details being submitted and approved.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.


Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer